

Monterey County

*Monterey County Planning Commission
Monterey County Government Center - Board of Supervisors Chambers
168 W. Alisal St.
Salinas, CA 93901*



Meeting Agenda - Final

Wednesday, February 26, 2020

9:00 AM

Monterey County Planning Commission

*Amy Roberts, Chair
Ana Ambriz, Vice-Chair
Brandon Swanson, Secretary*

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Planning Commission's alternative actions on any matter before it.

BREAKS will be taken approximately at 10:15 a.m. and 3:00 p.m.

DOCUMENT DISTRIBUTION: Documents relating to agenda items that are distributed to the Planning Commission less than 72 hours prior to the meeting are available for public inspection at the front counter of the Resource Management Agency, Monterey County Government Center – Schilling Campus, 1441 Schilling Place – South, 2nd Floor, Salinas, CA. Documents distributed by County staff at the meeting of the Planning Commission will be available at the meeting.

If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the Monterey County Resource Management Agency at (831) 755-5025.

All documents submitted by the public on the day of the hearing should have no fewer than 18 copies.

The Planning Commission Clerk must receive all materials for the agenda packet by noon on the Tuesday one week prior to the Wednesday Planning Commission meeting in order for the materials to be included in the agenda packet distributed in advance to the Commission.

NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report.

9:00 A.M. - CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Ana Ambriz	Paul C. Getzelman
Richard Coffelt	Ernesto G. Gonzalez
Melissa Dufflock	Francisco Javier Mendoza
Martha Diehl	Amy Roberts
Etna Monsalve	Katharine Daniels

PUBLIC COMMENTS

This is a time set aside for the public to comment on a matter that is not on the agenda.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Commission Clerk will announce agenda corrections, deletions and proposed additions, which may be acted on by the Planning Commission as provided in Sections 54954.2 of the California Government Code.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

This is a time set aside for the Commissioners to comment, request, or refer a matter that is on or not on the agenda.

ACCEPTANCE OF MINUTES

- A.** MIN 20-007 Acceptance of the June 13, 2018 Planning Commission Meeting Minutes.

Attachments: [Draft PC Minutes_061318](#)

- B.** MIN 20-008 Acceptance of the August 8, 2018 Planning Commission Meeting Minutes.

Attachments: [Draft PC Minutes_080818](#)

9:00 A.M. – SCHEDULED MATTERS

- 1.** PC 20-014 **PLN150337 - ESALEN INSTITUTE**
Consider continuing the public hearing to March 11, 2020 from the February 26, 2020 Planning Commission hearing for the construction of three buildings totaling 12,893 square feet and containing 32 new employee housing units, which will be added to an existing building containing 11 employee housing units, resulting in a 43 unit employee housing complex, and construction of a 1,010 square foot common room for employees of the Esalen Institute.

Project Location: 54105 Highway 1, Big Sur, Big Sur Coast Land Use Plan, Coastal Zone.

Proposed CEQA Action: Addendum to an adopted Initial Study and Mitigated Negative Declaration.

Attachments: [Staff Report](#)

2. PC 20-013

PLN180371 - PACIFIC GAS & ELECTRIC CO (ELKHORN BATTERY STORAGE FACILITY)

Public hearing to consider approving installation of a new battery energy storage system consisting of approximately 270 manufactured battery storage units with a capacity of up to 730 megawatt hours (MWh) and associated improvements for connection to existing power transmission facilities on 4.5 acres of land at the PG&E substation in Moss Landing.

Project Location: 7251 Highway 1, Moss Landing, North County Land Use Plan, Moss Landing Community Plan, Coastal Zone

Proposed CEQA action: Adopt a Mitigated Negative Declaration

Attachments: [Exhibit A – Project Data Sheet](#)

[Staff Report](#)

[Exhibit B - Discussion draft](#)

[Exhibit C - Draft Resolution](#)

[Exhibit D – Vicinity Map](#)

[Exhibit E – Initial Study & Mitigated Negative Declaration](#)

[Exhibit F – Comments on Initial Study & Mitigated Negative Declaration](#)

[Exhibit G – North County LUAC Minutes](#)

[Exhibit H – Biological Report \(LIB180417\)](#)

[Exhibit I – Construction Management Plan](#)

OTHER MATTERS

3. PC 20-015

Planning Commission appointment of members to the Native American and Archaeological Resources Technical Advisory Panel based on recommendation from the Planning Commission Selection Sub-Committee.

ADJOURNMENT